130.A	0001	0405.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	446,800	/	446,800
USE VALUE:	446,800	/	446,800
ASSESSED:	446,800	/	446,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #: 405

Owner 1:	DANIS GEORGE J
Owner 2:	
Owner 3:	
Street 1:	125 PLEASANT ST #405
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COLEMAN M KATHLEEN & -
Owner 2:	WEATHERS LAWRENCE -
Street 1:	125 PLEASANT ST #405
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1948, having primarily Brick Exterior and 1051 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	446,800			446,800
Total Card	0.000	446,800			446,800
Total Parcel	0.000	446,800			446,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.12 | /Parcel: 425.12

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 130.A-0001-0405.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	446,800	0	.		446,800		Year end	12/23/2021
2021	102	FV	440,400	0	.		440,400		Year End Roll	12/10/2020
2020	102	FV	427,700	0	.		427,700	427,700	Year End Roll	12/18/2019
2019	102	FV	421,900	0	.		421,900	421,900	Year End Roll	1/3/2019
2018	102	FV	347,400	0	.		347,400	347,400	Year End Roll	12/20/2017
2017	102	FV	322,500	0	.		322,500	322,500	Year End Roll	1/3/2017
2016	102	FV	277,000	0	.		277,000	277,000	Year End	1/4/2016
2015	102	FV	244,100	0	.		244,100	244,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLEMAN M KATHL	77802-586	1	5/18/2021		531,000	No	No		
WEED CHRISTOPHE	66182-54		10/5/2015		340,000	No	No		
REIS KIMBERLY A	53579-565		9/24/2009		267,000	No	No		
ANTHONY HEIDE	49621-370		6/15/2007		340,000	No	No		
HEALY CAROLINE	31554-568		6/29/2000		175,000	No	No		
	14336-164		1/1/1981		73,800	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2010	2417	Redo Kit	12,700					MINOR RENO

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2017	Measured	DGM	D Mann
3/8/2016	Sales Review	PT	Paul T
12/5/2008	MLS	MM	Mary M
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6036																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

PRINT

Date	Time
12/30/21	10:16:03

LAST REV

Date	Time
06/03/21	12:27:40

mmcmakin

PAT ACCT. 10192

User Acct: 130780
GIS Ref:
GIS Ref:
Insp Date: 10/12/17

!10192!

USER DEFINED

Prior Id # 1:	130780
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	BRICK		
View / Desir:	D - AVGD		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	4 - 4th Floor
% Own:	4.578999996
Name:	21 - 6036

DEPRECIATION

Phys Cond:	GV - Good-VG	19.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	19.9	%

CALC SUMMARY

Basic $ / SQ:	325.00
Size Adj.:	1.07088494
Const Adj.:	1.17774427
Adj $ / SQ:	409.899
Other Features:	34000
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	557765
Depreciation:	110995
Depreciated Total:	446770

COMMENTS

641-0790,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	4	BRs:	2	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	491.88
Special Features:	0	Val/Su Net:	425.12
Final Total:	446800	Val/Su SzAd	425.12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,051	409.900	430,804

Net Sketched Area:	1,051		Total:	430,804	
Size Ad	1051	Gross Area	1051	FinArea	1051

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

130.A-0001-0405.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: